



Instinct Guides You



## Conway Drive, Broadmayne, Dorchester £380,000

- Substantial Three Bedroom Bungalow
- Garage & Driveay Parking
- Attractive Corner Plot
- Nestled In Broadmayne Close To Country Walks
- In Need Of Modernisation
- Large Versatile Accommodation
- Large Living Room + Study



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In need of modernisation - Nestled In the charming village of Broadmayne, this delightful three bedroom bungalow with study on Conway Drive offers an attractive bungalow sat in a commanding position. Set on an attractive corner plot, the property boasts a spacious versatile layout with a number of picturesque country walks nearby.

The home has an attractive frontage with the garage set underneath the home, giving it a wonderful sense of character. Upon entering, you will find a welcoming reception room that leads around the property. The bungalow features three well-proportioned bedrooms, allowing ample space for family members or guests and study allows a huge amount of versatility in layout and configuration. The homes impressive size also accommodated a shower room & bathroom.

The hub of the home is the spacious living room that has ample room for furnishings and offers a superb spot to entertain. The kitchen adjacent is also an impressive size however requires modernisation.

One of the standout features of this bungalow is the large garage with integral access, the impressive size can easily accommodate and enjoys multiple power outlets. In front there is a driveway that comfortably fits two cars.

The property enjoys excellent proximity to beautiful country walks, allowing residents to enjoy the stunning natural surroundings and the tranquility of rural life. The position of the property is particularly appealing, offering a sense of community while remaining conveniently close to local amenities.

## Room Dimensions

Lounge 20'8" x 11'11" (6.3m x 3.65m)

Kitchen 13'11" x 9'10" (4.25m x 3m)

Bedroom One 12'5" x 8'8" (3.81m x 2.66m)

Bedroom Two 12'2" x 11'11" (3.71m x 3.65m )

Bedroom Three 10'0" x 9'10" (3.05m x 3.02m)

Study 8'11" x 7'11" (2.72m x 2.42m)

Garage 21'10" x 14'9" (6.66m x 4.5m)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.